

SECTION I: COMMUNITY PROFILE

The City of Northampton is a vibrant and culturally rich community located in the heart of the Pioneer Valley in Massachusetts. Besides having the largest population of any community in Hampshire County, Northampton also possesses a unique blend of urban centers and outlying rural villages, manufacturing and industrial facilities and service-based businesses, upscale eateries and boutiques as well as thrift shops and diners, an overall mix reflective of the ethnically and economically diverse population of 28,930 residents. Northampton is home to Smith College, a member of the five-college consortium in the Valley, two major area hospitals (Cooley Dickinson and the VA Medical Center), and numerous theater and music venues, art galleries, and other cultural attractions. As the County seat, the District Courthouse and registry of Deeds/Probate are both centered in downtown Northampton.

In 2003 the City commissioned the Pioneer Valley Planning to prepare a summary report of community health indicators. The Northampton Community Indicator Final Report was completed in 2006 and is attached to and made part of this CDBG Action Plan document for the purpose of providing an overview of the community health indicators identified below, updated as appropriate to reflect more current conditions observed in the City.

- *Employment*
The City has observed fluctuating unemployment rates over the past eight years. Northampton's unemployment rate lags behind the Massachusetts average, and tends to rise and fall in direct correlation with the state average. As of January 2009, the City unemployment rate was 5.5% and the Massachusetts rate was 8.1% (statistics from the Massachusetts Department of Labor and Workforce Development, Appendix A)
- *Retail Trade*
At the time of the 2006 Report retail sales per capita were higher in Northampton than for the state. However, in the present economy there are a number of retail spaces in the downtown which have been vacant/available for lease for several months.
- *Education*
Northampton has an outstanding public school system, and exceeds state statistics in percentage of residents with a bachelor's degree and/or graduate degree
- *Environment*
The City continues to acquire Open Space for recreation and plant/animal habitat, and promotes walking and cycling over automobile use as primary means of transportation in the downtown and outlying areas.

- *Health*
The City has two hospitals within its boundaries, as well as several health centers, long-term care facilities, rest homes, and hospice services.
- *Poverty*
Poverty rates are comparable to statewide levels.
- *Social indicators* (wages, housing, transportation)
These indicators are enumerated in subsequent sections of the Action Plan. The City has received reports from area social service and shelter providers that their programs were at or over capacity over the past winter. Given the present economic climate, we expect this trend to continue

The Community Indicators Report was completed as part of the City's mission to complete a comprehensive land use plan. Sustainable Northampton was adopted by the Planning Board in December 2007 as the City's comprehensive land use plan, the "Guiding Principals" developed as part of this plan are included in Appendix A.

The City is moving forward into our Action Plan Program Year 26 in a time of economic uncertainty and increased demands for social programming, affordable housing, and other community development projects to meet the needs of our low and moderate income residents. The projects and activities included in the Action Plan represent a vital component of the City's comprehensive strategy to improve the lives of its residents.

Geographic Area

The City of Northampton covers 35.69 square miles (roughly 22,840 acres) and includes the named villages of Bay State, Florence and Leeds. It is located along the western edge Connecticut River in a region of Western Massachusetts named the Pioneer Valley, and is bordered by Hatfield and Williamsburg to the north, Westhampton to the west, Easthampton to the south, and Hadley of the eastern shore of the Connecticut River. Major road networks which provide access to the City include Interstate 91 highway running north to south, Route 9 running east to northwest, and Route 66 running from downtown to the southwest. Northampton is the county seat for Hampshire County and is a primary commercial, service, and cultural area for the region. For the purposes of the CDBG Action Plan the political boundaries of the City of Northampton serve as the geographic area of the jurisdiction.

CDBG Target Areas by Census Tract Block Group

Pursuant to program regulation 24 CFR 570.208(a)(1)(i) the following census block groups are targeted for CDBG funds based on income. Census and GIS

data indicate that more than 51% of the households in these areas have incomes below 80% of area median income based on family size.

<u>Geographic Description</u>	<u>Census Block Group</u>	<u>Low/Moderate Income %</u>
North King Street	8216 01 – 1	61.5 % low - mod income
Bay State	8216 02 – 2	51.1 % low – mod income
Florence	821602 – 5	52.1 % low – mod income
Central Core / Downtown	8219 02 – 2	52.4 % low – mod income
	8219 02 – 3	51 % low – mod income
Former State Hospital	8219 02 – 4	54.9 % low – mod income

Geographic Distribution

Area benefit activities will be undertaken in the preceding census block groups; area benefit activities outside of these census block groups will be conducted only after determination of eligibility through a HUD-approved income survey. The Community Development section of the Office of Planning and Development will work with the Department of Public Works, Recreation Department, the City's Disability Commission, and Northampton Housing Authority to plan for and accomplish the following types of activities:

- Roadway improvements
- Sidewalk, streetscape and intersection improvements
- Curb cuts for access
- Parks and recreation facilities, other public facilities

Areas of Concentration / Ethnic & Minority Groups

The largest minority group in Northampton are residents who identify as Hispanic/Latino, comprising 5.24% of area residents according to 2000 Census data. Census tracts with more than 25% minority population are defined as areas of minority concentration; as such, there are presently no such areas in the City.

The two public housing family developments and two subsidized private family housing developments contain the majority of the minority population within the City. Northampton Housing Authority properties (Florence Heights and Hampshire Heights) are predominantly occupied by Hispanic families.

Areas of Concentration / Low-Income Families

Of Northampton's 11,151 households, 4,377, or 39%, are very low or low income. Northampton defines census tracts with percentages of low-income households, which exceed the City average of 39% to be areas of low-income

concentration. Those tracts consist primarily of the more densely populated areas in and around the Central Business District, including census tract 8219.02 block groups 2-3-4.

Section I References are in ***Appendix A:***

City Map

CDBG Target Area Map

Sustainable Northampton “Guiding Principals”

Community Indicators Final Report

Massachusetts Department of Labor and Workforce Development,
Unemployment Statistics from 2001-2009

SECTION II: CONSOLIDATED PLAN EXECUTIVE SUMMARY

The City of Northampton is a Community Development Block Grant (CDBG) entitlement community that receives a formula allocation of CDBG funds from the U.S. Department of Housing & Urban Development (HUD) on an annual basis. CDBG entitlement funding levels are based on a dual formula that includes the following information obtained from the latest decennial census: total population, number of persons in poverty, number of housing units, and other criteria.

The CDBG program has three overall goals: to provide decent, safe, and sanitary housing; provide a suitable living environment; and expand economic opportunities for the City's low and moderate-income population.

In accordance with HUD's CDBG program regulations, the City of Northampton prepared a Consolidated Plan in the Spring of 2005 which provides a strategic framework for the allocation of CDBG resources over five years. The following priority needs were identified as part of the City's CDBG Five-Year Consolidated Plan:

Housing Needs

High Priority Needs

- Support Rental Assistance to Alleviate Cost Burden
- Homeowner Housing Rehabilitation and Repair
- Preservation of Existing Affordable Rental Housing Stock
- Creation of Affordable Rental Housing Stock
- Creation of Affordable Units Available for Homeownership

Low Priority

- Lead Paint Abatement

Outcome Measurement

- ✓ Progress outcomes for housing activities shall be determined by aggregate numbers i.e. the number of rental and homeownership units preserved and or created; number of persons benefiting from such activities

Homeless / At Risk for Homelessness

High Priority

- Housing Support Services (primarily funded through the public service funds)

Medium Priority

- Preservation of the Existing Shelter System

Outcome Measurement

- ✓ Progress outcomes for housing support services will be determined by aggregate numbers, e.g. the number of persons served
- ✓ Progress outcomes for shelter preservation activities shall be determined by the availability of decent safe and sanitary emergency shelter options for homeless persons and families and by aggregate numbers, e.g. increase or decrease in number of shelter beds available

Special Needs Housing

Medium Priority

- Housing for At Risk and Special Needs Populations

Outcome Measurement

- ✓ Progress outcomes for at risk/special needs housing shall be determined by aggregate numbers, e.g. the number of at risk/special need units created / preserved and the number of persons benefiting from such activities

Public Services

High Priority

- Basic Needs (emergency fuel and food assistance, access to health care)
- Youth programs
- Services for special needs populations (homeless youth, drug/alcohol addictions)
- Skills & training development

Medium Priority

- Transportation services
- Handicap services
- Childcare services

Outcome Measurement

- ✓ Progress outcomes for public service activities shall be determined by aggregate numbers, e.g. number of persons/households served

Public Facilities

High Priority

- Removal of architectural barriers

Medium Priority

- Park and recreation facilities
- Community centers
- Other public facilities

Outcome Measurement

- ✓ Progress outcomes for public facility activities shall be determined by aggregate numbers, e.g. the number of facilities both new and improved that are assisted with CDBG funds
- ✓ Progress outcomes for the removal of architectural barriers shall generally be determined by aggregate numbers, e.g. the number of curb cuts constructed or other architectural barriers addressed

Infrastructure

High Priority

- Roadway improvements
- Sidewalk improvements
- Water, sewer, drainage, and roadway improvements

Medium Priority

- Streetscape improvements

Outcome Measurement

- ✓ Progress outcomes for infrastructure activities shall be determined by aggregate numbers, e.g. the measured amount of sidewalk / roadway / water / sewer infrastructure improved in linear feet

Economic Development

High Priority

- Micro businesses assistance

Medium Priority

- Job creation and retention
- Commercial & industrial infrastructure

Outcome Measurement

- ✓ Progress outcomes for economic development activities shall be determined by aggregate numbers i.e. the number of micro enterprises assisted and the number of jobs retained or created

Planning & Administration

High Priority

- CDBG Administration, community planning & staff capacity

Outcome Measurement

- ✓ Not applicable, successful administration of activities conducted during individual program years will illustrate effectiveness of planning personnel

Urgent Community Development Needs

Low Priority

Pursuant to HUD regulation 570.208 (c) "Criteria for National Objectives", CDBG resources may be used to address community development needs having a particular urgency. In utilizing this national objective criterion, the jurisdiction must certify that a particular activity is designed to alleviate existing conditions that directly pose a serious and immediate threat to the health, safety and welfare of a community. The existing conditions to trigger an urgent community development need must be recent, or have recently reached a level of urgency within the past eighteen months. The following occurrences and/or conditions may require the determination outlined above:

- natural disasters (flood, hurricane, tornado, wildfire)
- structural fires of a particularly devastating nature

The City, depending on required activity, may complete a determination for CDBG funds to be used to address a particular urgent community development need. The Community Development Planner/CDBG Administrator shall complete the determination. Concurrence with the completed determination shall be required from the Mayor and Director of Planning and Development prior to the expenditure of CDBG funds. Examples of activities that typically meet an urgent community need are infrastructure improvements, interim assistance, and rehab of a community facility.

Consolidated Plan – Revisions to Priority Needs

As part of developing the annual Action Plan the City completes a review of the priority needs identified within the 2005 Consolidated Plan. The following

revisions were completed in the Spring 2007 and were based on a review of recent accomplishments. No other revisions have been undertaken.

- High Priority Need – Senior Center **[deleted May 2007]**

This priority need has been removed from the Consolidated Plan. During CDBG Program Year 23, the Office of Planning and Development, in partnership with the Northampton Council on Aging and the Northampton Housing Authority, undertook construction of a full service senior center. Design and construction was completed using Year 23 and 24 CDBG funds and authorized City bond borrowing.

This Senior Center was completed in August 2007 and is in full operation by the Northampton Council on Aging, recently celebrating its one-year anniversary. A Senior Center project/activity will appear in the next five CDBG Action Plans (through program year 31) as block grant funds will be used for the payment of principal and interest on City bond borrowing until the commitment of \$2.5 million in block grant funds has been met.

The following outlines past, present, and anticipated future CDBG payments to the Senior Center debt service.

- Program Year 24 - \$ 361,061 (previous year)
- Program Year 25 - \$ 352,821 (past year)
- Program Year 26 - \$ 344,581 (current year)
- Program Year 27 - \$ 336,341
- Program Year 28 - \$ 328,101
- Program Year 29 - \$ 319,861
- Program Year 30 - \$ 311,621
- Program Year 31 - \$ 145,613

SECTION III: ACTION PLAN CONSULTATION AND CITIZEN PARTICIPATION

Consultation

The City exercises a comprehensive and ongoing consultation process with public and private social service entities that provide housing, health care, social services, and general community-based assistance in the City of Northampton and Hampshire County. The following includes

1. *Next Step Collaborative:* The Housing and Community Development Senior Planner of the Office of Planning and Development coordinates monthly meetings of the Next Step Collaborative, an informal association of area social services and shelter providers that meet regularly to discuss trends and common issues facing the homeless and those at risk for homelessness. Feedback and issues which arise from these meetings is incorporated into the Action Plan and noted during CDBG Public Hearings. Due to the size and scale of the City and the collaborative nature of service provision in Northampton, providers work together to ensure that persons and families have access to the services they need in order to achieve self-sufficiency while avoiding duplication of services and programs. Although many services are under-funded while the needs of the community continue to grow, the basic shelter and support system is in place and is well coordinated. The Next Step mailing list and recent meeting agendas are included in Appendix B.
2. *CDBG Public Services Interviews:* The Community Development Planner/CDBG Administrator and the City Council Social Service and Veterans Affairs Committee met three times in February and March of 2009 to review public services applications, interview applicants, and discuss funding recommendations to provide to the Mayor. In addition to the City Councilors, two members of the Northampton community with knowledge of local social service providers participated in the interviews: Betsy Siersma, a member of the Northampton Housing Partnership, and Irene Lamson, retired Director of the Council on Aging. These meetings served as an opportunity to hear about program successes and struggles, provide guidance and solutions to service issues, and identify trends and needs among funded service providers. The Social Service and Veterans Affairs Committee interview schedule, public service funding spreadsheet, and Funding Recommendations Memo are included in Appendix B.
3. *Three County Continuum of Care:* The Housing and Community Development Senior Planner of the Office of Planning and Development coordinates the Three County Continuum of Care. The Continuum serves as a collaboration of homeless service providers across three western Massachusetts counties (Hampden, Hampshire and Franklin) excluding the City of Springfield. The Continuum applies for HUD Supportive

Housing funds annually with the City of Northampton serving as the applicant and lead community. The Three County mailing list and recent meeting agendas are included in Appendix B.

4. *Action Plan Announcement & RFP Dissemination:* The Office of Planning and Development provides the CDBG Action Plan announcement and Request for Proposal legal notice to all public services providers and other organizations that have requested or received CDBG funds in past program years. This list includes over 30 entities ranging from social service agencies to City departments and community groups. Notice is also sent to all Northampton City Councilors and the Office of Planning and Development email list serve, published in the local newspaper, and is posted in City Hall, the City web site, Puchalski Municipal Building, Memorial Hall, and Forbes Library. The announcement includes information on all of the scheduled public hearings and provides contact information for those that are unable to attend.
5. *City Departments and Public Housing Authority:* The Community Development Planner/CDBG Administrator periodically consults with City Departments (Park & Recreation, Public Works, Council on Aging, Mayor's office) as well as the Northampton Housing Authority (NHA) regarding infrastructure issues and other public facility issues affecting these departments/agencies.

Citizen Participation

Through the following actions the City undertakes citizen participation in development of the City's annual Action Plan and past performance of the CDBG program.

1. *Action Plan Announcement & RFP Release:* The Community Development section of the Office of Planning and Development publishes the CDBG Action Plan announcement and Request for Proposals in the legal notice section of the local newspaper (publish date January 12, 2009) and transmits electronically to the local print media. OPD also posts the notice conspicuously in City Hall, Puchalski Municipal Building, Memorial Hall, Forbes Library, and on the Department of Planning and Development web site. The notice encourages persons not able to attend the public hearings to contact the Community Development Planner/CDBG Administrator directly in order to learn about development of the annual Action Plan (contact information is provided in the announcement).
2. *Electronic Outreach:* The Office of Planning and Development list serve was used to publicize the Action Plan process, RFP dissemination, public hearing schedule and draft action plan. Approximately 125 persons subscribe to the Northampton Planning Department web site. Information

about hearings was also put on the 'City Calendar' portion of the City's web site, and drafts of the Action Plan for Program Year 26 were also posted on the Community Development page of the City's web site.

Plan Development and Public Hearings

Public Hearing Process

The Northampton Office of Planning & Development held three public hearings, the first to review and seek public feedback regarding housing and homelessness needs and priorities, a second to review and seek feedback on non-housing community development needs and priorities, and a third to present an overview of the draft Year 26 Action Plan. Each public hearing offers an opportunity for public review and comment. Attendees at the public hearings for Program Year 26 were also encouraged to begin considering what priority needs should be added and/or removed for the five-year Consolidated Plan process that will be approaching in the Spring of 2010.

PUBLIC HEARING: Housing, Homelessness and Public Services Needs Assessment

DATE & TIME: Wednesday, January 28, 2009 @ 6:00 PM

LOCATION: City Hall Room 18 (2nd Floor), 210 Main Street

PUBLIC HEARING: Non-Housing Community and Economic Development Needs Assessment

DATE & TIME: Wednesday, January 28, 2009 @ 7:00 PM

LOCATION: City Hall Room 18 (2nd Floor), 210 Main Street

PUBLIC HEARING: Presentation of the draft CDBG Action Plan

DATE & TIME: Wednesday, March 11, 2009 @ 6:00 PM

LOCATION: Council Chambers – Pulchalski Municipal Building, 212 Main Street

Plan Publication

A public notice advertising the City's draft Year 26 Annual Action Plan was published in the Weekend Edition of the Daily Hampshire Gazette on March 14, 2009. The notice included the following information: a listing of priority objectives identified in the City's Five-Year Consolidated Plan; the estimated CDBG entitlement budget for Year 26, including funds carried over from the preceding year's activities; CDBG funded activities for program year 26; and contact information for the Community Development Planner/CDBG Administrator to submit comments and/or questions regarding the Action Plan. A link to the Community Development page of the City's website where the draft Year 26 Action Plan was listed in the advertisement and department e-mail list serve was also used to publicize the availability of the draft plan.

Public Comments

A copy of the PowerPoint presentation made during the public hearings, a copy of the RFP application, public hearing meeting minutes (which include public comments expressed at the hearings), and any written comments received to date by the City are included within Appendix B.

Plan Development

The City's CDBG Action Plan was developed based on the process described above. The City published the required notices within a newspaper of general circulation (Daily Hampshire Gazette), publicized the process through an electronic list serve, made the draft plans available through the City's home page internet site and distributed the documents to the Mayor, members of the City Council and the public (upon request). Published notices are included in Appendix B.

Public services applications are reviewed by the City Council Social Services and Veterans Affairs Committee, which makes funding recommendations to the Mayor. All other RFP applications are reviewed by Office of Planning and Development staff, or personnel from the appropriate City department, which makes funding recommendations to the Mayor. The draft and final CDBG Action Plan allocations are approved by the Mayor, who also seeks the endorsement of City Council for the Action Plan.

Action Plan Amendments/Adjustments

During the course of Program Year 26 CDBG funded activities may require budget adjustments based on project related cost overruns, cost savings, or due to previously unforeseen circumstances which prohibit a project from being undertaken. Adjustments and/or amendments will be made only to activities included within an approved CDBG Action Plan, and during such times as the City requires flexibility in adjusting budgets accordingly.

A budget adjustment will be considered a *substantial* amendment to the Action Plan if it meets the following criteria:

- An adjustment exceeds 7% of the overall amount of CDBG assistance received for the program year for which a budget adjustment is being made.

CDBG funded activities may require programmatic or other changes during any given program year. Proposed changes will be considered a substantial amendment to the Action Plan if they meet the following criteria:

- There is a change in the size or scope of the activity whereby the activity description included within the approved Action Plan is no longer applicable.
- There is a new activity proposed that was not previously included within an approved CDBG Action Plan.
- A previously approved activity is not undertaken or canceled.

The process for a substantial amendment to the Action Plan will include public notice of the change, a 30-day public comment period and at least one public hearing.

Documentation of the actions outlined above for dealing with substantial amendments to the Action Plan will be maintained by the City and transmitted to the HUD Boston office at the conclusion of the citizen participation process.

Technical Assistance Provision

The City's community development section of the Office of Planning and Development provides technical assistance to any and all interested parties (community groups, nonprofits, for-profit firms, City Departments, etc.) regarding the eligible use of CDBG funds, successful completion of the RFP application, and subrecipient monitoring, financial records review, and reporting requirements. Technical assistance may be completed via phone or email to address minor questions, or in person by the Community Development Planner/CDBG Administrator through appointments or drop-in availability. Numerous RFP applicants for Program Year 26 requested and received technical assistance meetings with the CDBG office over the months of January and February 2009.

Citizen Complaint Procedure

Citizen complaints are defined as those complaints meeting the following criteria:

1. Received by the City in writing.
2. Includes the date, legal name, address and is signed by the citizen making the complaint.
3. The complaint involves the administration or expenditure of CDBG funds included within an approved CDBG Action Plan.

The City of Northampton's Community Development section, located in the Office of Planning and Development, will process citizen complaints as follows:

1. An informal meeting will be scheduled with the complainant to discuss the complaint and provide the City the opportunity to offer clarification or request additional information from the complainant.

2. If the complaint is not resolved at that time, the Office of Planning & Development will respond to the complaint in writing within 45 days of the informal meeting or within 45 days of the complainant declining to attend an informal meeting.
3. Copies of the complaint and the subsequent outcome will then be transmitted to the HUD Boston Office, Community Planning & Development Division.

Section III References are in ***Appendix B:***

Next Step Collaborative- Members Mailing List, Meeting Notices, and Agendas

City Council Social Service / Veterans Committee

Interview schedule

Funding Spreadsheet Matrix

Funding Recommendations to Mayor Memo 3/9/2009

Three County Continuum of Care- Mailing List, Meeting Notices, and Agendas

Action Plan and RFP Legal Notice & Mailing List

Draft Plan Publication Legal Notice

Public Hearings- Attendance, Minutes, and PowerPoint presentation slides

SECTION IV: DESCRIPTION OF PROGRAM YEAR 26 CDBG ACTIVITIES

On or about July 1, 2009 the City of Northampton will receive Community Development Block Grant (CDBG) funds estimated to be in the amount of \$755,275 from the United States Department of Housing & Urban Development (HUD).

In addition to the City's Year 26 entitlement award are funds from the prior CDBG year which have been programmed but not yet expended. These funds have been included in activities headings listed below, but may be spent out by the completion of program Year 25.

Pursuant to HUD regulations, activities must meet one of the following CDBG national objectives: (1) activities benefiting persons of low and moderate income; (2) activities aiding in the elimination of slums and blight; and (3) activities that address an urgent community need. The following outlines activities and/or programs to be funded by the CDBG program beginning July 1, 2009. Each activity to be funded is followed by a brief description of the activity and the priority need being addressed by the activity. The priority needs listed below correspond to the priority needs identified in the City of Northampton's Five-Year CDBG Consolidated Plan beginning July 1, 2005.

Housing Activities

\$70,000

Provide the following housing activities designed to address health, safety, and building code issues and to stabilize the City's housing stock, ensuring decent, safe and affordable housing for the City's low and moderate income elder residents. Assist low and moderate-income households through a housing assistance program that provides direct referrals to HOME assisted units in Northampton and surrounding communities.

Senior Center Elder Home Repair Program

\$ 50,000

Home repair program targeted to income eligible homeowners 60 years of age or older. Timeframe: July 1, 2009–June 30, 2010.

CDBG Priority Need Addressed: High Priority- Homeowner housing rehabilitation and repair

Valley CDC Homeownership Assistance Center

\$ 20,000

The homeownership assistance program which provides direct referrals to HOME-funded down payment assistance programs and/or HOME-funded units for low and moderate-income households pursuing homeownership. Timeframe: July 1, 2009–June 30, 2010.

CDBG Priority Need Addressed: High Priority- Creation of affordable units available for homeownership

Public Infrastructure Improvements**\$9,960**

Provide public infrastructure improvements within CDBG eligible areas with the goal of providing a suitable living environment for low / moderate income households.

*Streetscapes and Sidewalks***\$9,960**

Improvements to occur at various locations in income-eligible areas of the City and may include the following: installation of bike racks, park benches, curb cuts, traffic calming measures, and other such improvements. Timeframe: July 1, 2009-June 30, 2010.

CDBG Priority Need Addressed: High Priority- Street improvements, Sidewalk improvements; Medium Priority- Streetscape improvement

Public Facilities and Access**\$485,970**

Develop and improve public facilities within CDBG eligible areas and/or those facilities serving the City's low/moderate income residents with the goal of ensuring citizens have access to and use of adequate public facilities. Undertake access improvements ensuring persons with physical disabilities have adequate access to public facilities and services.

*Northampton Senior Center Debt Service***\$344,581**

Payment of debt service obligations for the construction of a full service senior center at 67 Conz Street in Northampton. Timeframe: Principal/interest payments to be made in September 2009 and March 2010.

CDBG Priority Need Addressed: Formerly High Priority- Senior Center (construction completed August 2007, debt service payments through 2015)

*Forbes Library Handicap Accessible Entrance Design***\$21,389**

Architectural design services for the development of a permanent handicap accessible ramp entrance to the public library in downtown Northampton. Timeframe: July 1, 2009-December 2009.

CDBG Priority Need Addressed: High Priority- Removal of architectural barriers

James House Renovations

\$10,000

Building materials and contracting services on the James House, a municipally owned building being converted into a Community Learning Center by the Northampton Community Education Consortium (NCEC). The James House will provide space to nonprofits providing education services, skills-training, and literacy programs to the City's low and moderate income residents.

Timeframe: July 1, 2009-January 30, 2010.

CDBG Priority Need Addressed: Medium Priority- Other public facilities

Hairston House Renovations

\$15,000

Construction rehabilitation work for Hairston House, a 17-bed transitional residential program for men with substance abuse issues.

Timeframe: July 1, 2009-June 30, 2010.

CDBG Priority Need Addressed: Medium Priority- Housing for at-risk and special needs populations

Pulaski Park Infrastructure

*\$60,000**

Improvements to Pulaski Park include the design, site work, and construction required to locate all overhead utilities (phone, cable, electric) that bisect the Park underground. Timeframe: July 1, 2009-December 31, 2009.

CDBG Priority Need Addressed: Medium Priority- Park and recreation facility improvements

Access for Municipal Buildings

*\$10,000**

Provision of access improvements consisting of, but not limited to, automatic door openers for Municipal Hall and the Puchalski Municipal Building.

Timeframe: July 1, 2009-June 30, 2010.

CDBG Priority Need Addressed: High Priority- Removal of architectural barriers

Salvo House Kitchen Improvements

*\$25,000**

Improvements will include a new, larger walk-in freezer for the Northampton Housing Authority public housing facility. The freezer may be used to assist Western Massachusetts Elder Care in operating the elder home delivered meals program that is run out of Salvo House. Timeframe: July 1, 2009-June 30, 2010.

CDBG Priority Need Addressed: High Priority- Housing support services, services for special needs populations

Economic Development Activities**\$90,804**

Economic development activities that promote job creation and retention within Northampton, and which promote the development of micro-business enterprises, principally targeted to benefit the City's low and moderate-income residents.

*Valley CDC Micro-Business Assistance Program***\$20,000**

Provision of technical assistance through the Valley Community Development Corporation, targeted to income-eligible Northampton residents seeking to develop a small business or expand an existing micro-enterprise (five employees or fewer) including business plan creation, development of financial systems, marketing, and access to micro-lending funds which provide alternative financing to businesses not able to secure conventional financing.

Timeframe: July 1, 2009 – June 30, 2010

CDBG Priority Need Addressed: High Priority- Micro businesses assistance

*River Valley Market Economic Development Loan***\$50,000***

Loan funds provided to River Valley Market for traffic improvements in the Market area. River Valley is a micro-business that has created jobs for the City's low and moderate income residents. Timeframe: July 1, 2009-June 30, 2010.

CDBG Priority Need Addressed: High Priority- Micro business assistance;
Medium Priority- Job creation and retention

Economic Development Loan and Predevelopment Program **\$20,804***

Establish a pool of funds that will be used for providing loans to start-up businesses and/or businesses expanding with the goal of job creation or retention for low and moderate income persons or for predevelopment activities and analysis on CDBG eligible projects. Timeframe: July 1, 2009-June 30, 2010, Rolling application process

CDBG Priority Need Addressed: High Priority- Micro business assistance;
Medium Priority- Job creation and retention

Public Services**\$113,290**

Provide funding for public service and anti-poverty programs targeted to the City's low and moderate income population through community based non-profit agencies and organizations. Public services include, but are not limited to, recreational programs, youth programs, housing support programs and the provision of basic needs. Timeframe for services is July 1, 2009–June 30, 2010.

Casa Latina / Bridges for Latinos

\$12,435

Outreach, education, advocacy, case management and linkage to literacy programs for low and moderate income Latino households in Northampton.

CDBG Priority Need Addressed: High Priority- Services for special needs populations (underserved needs population)

CHD / Big Brothers & Big Sisters Mentoring Program

\$5,000

A mentoring program targeted to students ages 6-16 at the Ryan Road School, the Jackson Street School and JFK in partnership with the Northampton School Department.

CDBG Priority Need Addressed: High Priority- Youth programs

CHD / SRO Outreach Program

\$18,000

Services for the residents of the City's single room occupancy (SRO) housing including outreach, advocacy, food pantry, and community service referrals.

CDBG Priority Need Addressed: High Priority- Housing support services, basic needs

Center for New Americans / Skills & Job Assistance

\$7,000

Basic computer skills and employment assistance programs for the City's immigrant and refugee populations.

CDBG Priority Need Addressed: High Priority- Skills and training development

MA Fair Housing Center / Fair Housing Program

\$ 2,500

Legal assistance and advocacy to victims of housing discrimination; education to Landlords, tenants, and residents seeking housing that focuses on fair housing laws and fair lending practices.

CDBG Priority Need Addressed: High Priority- Housing support services

ServiceNet / Grove Street Inn

\$17,000

Operating funds for the City's year-round 17-bed emergency and transitional housing shelter for adult men and women. Grove Street also provides case management and permanent housing search assistance.

CDBG Priority Need Addressed: High Priority- Housing support services

ServiceNet / Hampshire County Interfaith Cot Shelter \$15,355
Operating funds for the Interfaith Community Cot Shelter, which provides food and emergency shelter during the coldest months of the year, November-April.

CDBG Priority Need Addressed: High Priority- Housing support services

MANNA / Soup Kitchen \$ 2,500
The only soup kitchen in Northampton, MANNA provides meals three times per week 52 weeks a year, including Thanksgiving and Christmas.

CDBG Priority Need Addressed: High Priority- Basic needs

Community Action / Generation Q \$ 5,000
Provision of weekly support, fellowship, and education for GLBTQQ youth and their allies.

CDBG Priority Need Addressed: High Priority- Youth programs

Community Action / First Call for Help \$ 3,000
Free, confidential information and referral services connecting clients with state, local and private social service resources and programs.

CDBG Priority Need Addressed: High Priority- Basic needs

Freedom Center / Mental Health Access Project \$ 2,500
Provision of one-to-one peer counseling assistance, holistic recovery alternatives, facilitated group support and peer drop-in support to Northampton residents with severe mental illness or at risk for mental illness.

CDBG Priority Need Addressed: High Priority- Services for special needs populations

Survival Center / Emergency Food Pantry \$ 15,000
Food supplies for emergency food pantry which provides basic food supplies to the City's low-income families, as well as to schoolchildren during the summer months.

CDBG Priority Need Addressed: High Priority- Basic needs

The Literacy Project / Passport to Success \$ 8,000
Support for adult basic education students to develop academic, job and life skills needed to transition to post-GED employment and/or higher education.

CDBG Priority Need Addressed: High Priority- Services for special needs populations, skills and training development

Planning and Administration**\$151,055**

Resources utilized to support the Office of Planning & Development in its mission to provide professional planning expertise for the City of Northampton including neighborhood planning, historic preservation, the development and preservation of affordable housing, and administration of the Community Development Block Grant Program. Resources utilized to support the City's economic development activities within the Mayor's office in order to provide business support and job creation and retention efforts within the City of Northampton.

CDBG Priority Need Addressed: High Priority- CDBG Administration, community planning, and staff capacity

Funding Sources

Year 26 <i>Estimated</i> CDBG Allocation	\$755,275
Prior Year CDBG Funds*	\$165,804*

Total <i>Estimated</i> Funding for Year 26 Activities	\$921,079

* Prior year CDBG funds; indicates prior year CDBG funding that are under contract and/or not yet spent.

Low Mod Benefit 100%

All CDBG funded activities undertaken during Program Year 26 will benefit the City's low and moderate-income residents as currently defined by guidelines established by HUD. There are no activities proposed for Year 26 which address slum and/or blight removal or that constitute an urgent community development need. Beginning July 1, 2005 and continuing to the current program year of the City's five year Consolidated Plan, all CDBG expenditures have benefited persons of low and moderate income (see certifications).

Other Resources

HUD Economic Development Initiative-Special Project (EDI-SP) Grants - The City has received two EDI grants for work to be done as part of the Northampton State Hospital Redevelopment project. The first grant was used in the Spring 2007 for demolition of structurally deficient buildings. The second grant was awarded in December 2008 for road and infrastructure improvements.

Northampton Housing Trust Fund - The City established the Northampton Housing Trust Fund in 2001 in order to maintain affordability at Hampton Gardens, an expiring use multi unit family housing development. The Trust Fund provides rental subsidies to low / mod income households at Hampden Gardens.

Community Preservation Act (CPA) – The CPA was passed by the voters in Northampton in November 2005 and allows the City to enact a CPA tax assessment that is matched by the state and used exclusively for open space/ recreation, historic preservation and community housing activities. The forecast for available CPA funds for 2009-2010 is roughly \$969,000, of which a substantial portion may be allocated for community affordable housing activities.

USDA and State Travel and Tourism Grant – Two grants (federal and state) awarded to the Three County Fairgrounds for the design of improvements to the facilities including the exhibition hall, upgraded camper facilities; additional horse rings and upgraded sound and electrical systems.

Federal Home Loan AHP Funds– Pioneer Valley Habitat for Humanity anticipates the award of AHP funds for the Garfield Avenue project in the amount of \$30,000 per unit for the six-unit development.

Veterans Affairs Supportive Housing Program– In 2009-2010 the Northampton Housing Authority has funds in the amount of \$324,929 from HUD to make Federal Section 8 rental vouchers available for the City's homeless veterans.

Federal and State Transportation Funding (Congestion Management Air Quality, Surface Transportation Program, Safe Routes to School, Emergency Stimulus, named projects)- Various federal and state transportation projects are providing safety and pedestrian improvements within areas with a majority low and moderate income residents.

Massachusetts Smart Growth Grant- Provided funding for design of downtown park improvement in an area with a majority low and moderate income residents.

Other Funding Sources / Amounts

The jurisdiction anticipates the following federal, state, local and private resources to be available in HUD Program Year 2009. The majority of funds referenced benefit low mod income households within the City of Northampton.

<u>Agency</u>	<u>Assistance</u>	<u>State / Federal</u>	<u>Amount</u>
City of Northampton	HUD - EDI Grant	Federal	\$196,000
Three County Fair	Master Planning	Federal Agriculture	\$ 25,000
		State Agriculture	\$ 50,000

Survival Center	City of Easthampton	Local	\$ 4,500
	Northampton CDBG	Federal	15,000
	Project Bread	Private	8,000
	United Way	Private	32,966
	UW Donor Choice	Private	10,000
	Misc. Grants	Private	35,500
	EFSP Grant	Federal/Local	8,700
	Goshen Grant Income	Local	20,044
	Fundraising	Private	70,000
	Civic Business	Private	18,000
	Religious	Private	10,000
	Open House/Events	Private	17,000
	Individual Donations	Private	41,000
MANNA Soup Kitchen	Northampton CDBG	Federal	\$ 2,500
	Project Bread	Private	\$ 6,200
	Donations	Private	\$ 9,500
Valley CDC	United Way	Private	\$ 10,993
	Florence Savings	Private	19,000
	TD Bank North	Private (projected)	5,000
	Citizens Bank	Private (projected)	5,000
	Workshop Fees	Private	6,000
	CDBG Northampton	Federal	40,000
	CDBG Easthampton	Federal	15,000
	BOA	Private (projected)	5,000
	Easthampton Savings Bank	Private (projected)	2,000
	Peoples Bank	Private (projected)	2,000
	City CPA Funds	City/State	485,000
	Foreclosure	Private	5,000
	Assistance Grant		
Big Brothers Big Sisters	Northampton CDBG	Federal	\$ 5,000
	MA Service Alliance	State (projected)	7,500
	United Way	Private (projected)	7,000
	Misc. Grants	Private (projected)	5,000
	Fundraising	Private (projected)	30,000
	Donations	Private (projected)	7,500
Community Action	Community Services	Federal	\$ 34,906
	Block Grant		
	DPH Safe Spaces	State	30,000
	United Way	Private	10,500
	Project Bread	Private	5,625
	Foundations	Private	18,560

The Literacy Project	Northampton CDBG	Federal	\$ 8,000
	MA Department of Education	State	123,245
	Donations/Fundraising	Private	10,000
Service Net	DTA Grove St. / Interfaith	State	\$200,664
	VOCA Clinical Services	State	40,807
	MA Shelter Alliance	Private	30,171
	FEMA	Federal	16,000
	Hampshire UW	Private	30,625
	Project Bread	Private	3,000
	Town of Amherst	Local	4,900
	CDBG Deferred Loan	Federal	10,000
	Northampton CDBG Grove	Federal	17,000
	Northampton CDBG Interfaith	Federal	15,355
	HUD Mobil Outreach	Federal	147,832
	HUD Permanent Housing	Federal	40,400
Northampton Housing Partnership	City CPA Funds	Local / State	\$ 35,000
SRO Outreach	United Way Hampshire County	Private	\$ 23,000
	Hap Inc.	Non Profit	3,500
	Valley CDC	Non Profit	3,000
	Donations	Private (projected)	9,200
	Northampton CDBG	Federal	18,000

Public Resources and Other Subsidized Housing

<u>Agency</u>	<u>Assistance/Units</u>	<u>State / Federal</u>	<u>Amount</u>
City Housing Trust Fund	Hampden Gardens Rental Assistance	Local	\$ 75,654
Service Net Inc.	Florence Inn Section 8	Federal	43,800
Northampton Housing Authority	Public Housing Subsidies	Federal	377,241
	Capital Fund	Federal	144,198
	ARRA / Capital Projects	Federal	182,526
	Section 8	Federal	3,480,932
	Section 8 Mod Rehab	Federal	163,683
	Public Housing Subsidies	State	383,309
	Mass Rental Vouchers	State	34,000
	Mix Population Grant	State	31,200
	Modernization Program	State	132,400
	Veterans Supportive Housing Program	Federal Section 8 Rental Vouchers	324,929
Meadowbrook Apartments	222 units	Low Income Housing Tax Credits \$6.5 Million Equity – 40-Year Affordability Local CDBG 2004	
Community Builders Village at Hospital Hill	8 Units	Federal Section 8 Local CDBG 2004	
Village of Hospital Hill Rental Phase I	47 Units	Federal Low Income Housing Tax Credits	\$ 504,000
		State HOME funds Local CDBG 2006	\$ 750,000

<u>Agency</u>	<u>Assistance/Units</u>	<u>State / Federal</u>	<u>Amount</u>
Valley CDC School Street	8 Units	Local CDBG State Bond MHP Perm Plus MHP State HOME TD Bank North (Private) Smith College (Private)	\$ 25,000 920,000 600,000 100,000 220,000 15,000 220,109
Pioneer Valley Habitat for Humanity Garfield Ave.	2 Units	Federal AHP Private (Lions Club) Local / State CPA Local CDBG 2001 & 2005	\$ 60,000 20,000 120,000
Friends of Hampshire County Homeless Inc. Single Family Home	City CPA Funds	Local / State	\$ 220,000
Massachusetts DMR Group Homes	35 Units	State	
Ice Pond	8 Units	State / Local CDBG 2003	
Go West SRO Main St. Florence	17 Units	State / Local CDBG	
St. Michael's House State St.	86 Units	Mass Housing	
The Lorraine SRO 96 Pleasant St.	20 Units	State / Local CDBG / Private	
Earl Street SRO	14 Units	State / Federal Sec 8	

SECTION V: OTHER HOUSING ACTIONS

Housing Mortgage Foreclosures

Northampton, the county seat for Hampshire County, has largely not been affected by the increased level of home foreclosure activity observed in larger cities such as Springfield, Boston, Lawrence, Holyoke, Lowell, and Worcester. Of the 12,406 total estimated housing units in Northampton, only 8 foreclosures occurred in FY 2008 (source: DHCD NSP Foreclosures Spreadsheet, Appendix C). The number of foreclosure auctions for all of Hampshire County for the calendar year 2008 totaled 40 properties, with the highest incidence of foreclosure occurring in the communities of Easthampton, Belchertown, and South Hadley.

Sales statistics for the first quarter of 2009, taken from the Realtor Association of the Pioneer Valley (RAPV, Statistics in Appendix C), indicate a 12% decline in single family whole sales and a 13.1% decline in median home prices for the entire Pioneer Valley (Franklin, Hampshire, and Hampden counties) compared to the same quarter for 2008. Hampshire County witnessed the sharpest sales decline of all three counties, with sales down 24.7% compared to 2008. The median sales price for Hampshire County is down 7.9%, compared to a 15.3% median price decrease for Hampden County and a 3% median price increase for Franklin County. Hampshire County also boasts the highest median sales price for the Pioneer Valley at \$228,750, nearly 20% higher than Franklin County (\$184,950) and 33% higher than Hampden County (\$155,000).

The sum of both the real estate market statistics and foreclosure numbers point to a city and county housing market where owners are reluctant to reduce the asking price of their homes and are in a financial situation to 'wait out' present economic conditions to obtain a sales price closer to their asking price. Although homes sit on the market longer, home prices are not falling drastically and property owners are not facing foreclosure in the same numbers as seen in Hampden County communities (Springfield, Holyoke).

However, these statistics do not indicate that Northampton households are not struggling with potential foreclosures. Clients past and present clients of Valley CDC's Homeownership Assistance Center have reported increased financial pressure in meeting mortgage and property tax obligations in recent months. Valley will continue to pursue funding to provide assistance to these clients.

Foreclosure Prevention

The Valley Community Development Corporation (CDC) has expanded its homeownership assistance programs to include counseling for homeowners in financial distress. However, funds to provide this counseling have not been forthcoming for the upcoming year. As of July 1, 2009, Valley CDC will have

about \$5,000 remaining in a Community Foundation of Western Mass grant, and they expect to have expended the remainder of their Northampton CPA grant (awarded in May 2008) by June 30, 2009.

With the State budget crisis, Valley CDC does not expect state-funded grants will be awarded in FY '10 for foreclosure counseling. Valley will submit a request in the August '10 round of CPA funding for additional funds to serve Northampton residents struggling with post purchase and foreclosure issues in order to help meet this ongoing need for services.

Northampton Housing Authority - Public Housing

Unit Composition

The Northampton Housing Authority (NHA) provides a total of 618 units of public housing to income eligible households. Of that total 110 are Federally subsidized and 508 receive State subsidies. Of the total units 142 are designated for families, 443 for elderly and/or disabled tenants, and 33 units are for special needs housing.

The following housing units are under ownership and management of the NHA.

Name of Project	Type	Year of Construction / Occupancy	Units
FAMILY HOUSING			
Hampshire Heights	State 200-1	1950	80
Florence Heights	Federal 26-1	1952	50
Scattered Site	State 705-1	various	8
Millbank I	State 705-1	1989	4
Total Family Units			<u>142</u>
ELDERLY AND DISABLED HOUSING			
McDonald House	Federal 26-2	1966	60
Cahill Apartments	State 667-1A	1968	64
Forsander Apts.	State 667-1B	1968	72
Salvo House	State 667-2A	1975	192
256 State St. House	State 667-2B	1975	6
Tobin Manor	State 667-3	1986	49
Total Elderly and Disabled Units			<u>443</u>

SPECIAL NEEDS HOUSING

Bridge Street House	State 689-1	1985	7
Grace House	State 689-2	1989	20
McColgan Apartment	State DMH	2007	6
Total Special Needs Units:			<u>33</u>

Unit Condition

The Northampton Housing Authority (NHA) rates the general condition of its public housing stock as good. Over the last several years renovations to Northampton's public housing units have improved security lighting, sewer and plumbing systems, and landscaping at Hampshire Heights, and the ventilation, intercom system, and common area lighting at Salvo House. Various Chapter 705 housing sites have been renovated, and a 705 site on Willow Street that was demolished in 1995 has been rebuilt. Most recently the NHA developed six (6) units of special needs housing for MA Department of Mental Health clients on Grove Street (McColgan Apartments).

Management Strategy

The Northampton Housing Authority's management of public housing continues to receive high ratings from the U.S. Department of Housing & Urban Development (HUD). The Massachusetts Department of Housing and Community Development (DHCD) has rated the NHA as outstanding in its latest management review.

The City of Northampton has an established working relationship with the Northampton Housing Authority (NHA). CDBG funds have been committed to the NHA by the City for various public housing improvements over the past five years.

The most recent commitments included funds for a feasibility study to evaluate proposed improvements to the kitchen area at Salvo House. Previously CDBG funds were used to improve the exterior common area at Salvo House as part of developing the City's senior center.

NHA is governed by its board of commissioners. The Mayor of Northampton appoints four of the five NHA commissioners and the Governor of Massachusetts appoints the fifth. The NHA provides the City with copies of its annual audit report and has been involved in the consultation process undertaken for development of the both the 2005 Consolidated Plan and the year 26 CDBG Action Plan.

Improvements

The Authority continues to strive for excellence in its management and operation of public housing. In attempts to improve the living environment of low and very low-income families and elders residing in public housing, the NHA has completed and/ or planned the following efforts:

Completed

- Replacement of floors at McDonald House elderly / disabled development
- Partial (as needed) replacement of hot water tanks at Florence Heights family development
- Restoration of two fire damaged units (one at Salvo House and one at Florence Heights)
- Replacement of the hot water tank core at Tobin Apartments elderly development
- New tables and chairs for the Salvo House community room

Planned

- Salvo House kitchen improvements / expansion
- Roof replacement at the Cahill Apartments (May 2009)
- Potential security improvements at Salvo House elderly development
- Masonry repairs and exterior painting at Florence Heights
- Landscaping improvements at Florence Heights
- Elevator cab improvements at MacDonald House
- High efficiency domestic hot water heaters at MacDonald House
- Community room upgrades at Florence Heights and MacDonald House

The City's CDBG Consolidated Plan / Action Plan and the NHA 's five-year plan are consistent in their approach to meeting the housing and social service needs of the City's very low, low, and moderate income population.

Anti Poverty Strategy

The City of Northampton, as the county seat and most populated municipality in Hampshire County Massachusetts, is the service delivery point for many low and moderate-income persons and families. The CDBG program is the City's primary resource for assisting low and moderate-income households in Northampton and is leveraged with other federal and state resources within the jurisdiction.

The City will program its CDBG funds in consultation with the following local agencies and organizations that serve the low and moderate-income population of the City of Northampton and Hampshire County.

- Valley Community Development Corporation Inc.

- Northampton Housing Authority
- Pioneer Valley Habitat for Humanity Inc.
- Casa Latina Inc.
- ServiceNet Inc.
- Programs of the Center for Human Development Inc.
- Community Action Commission Inc. (Hampshire & Franklin Counties)
- Other adjoining units of local government

CDBG Institutional Structure

Housing and Community Development programs are a section of the Office of Planning and Development (OPD) within the City of Northampton. The Community Development Planner/CDBG Administrator, working under OPD, is responsible for development of the annual Action Plan through various methods: working with other City departments, and the Northampton Housing Authority; consulting with local and regional nonprofits and social service agencies which provide services to the City's low-moderate income residents; and working local and regional housing providers and developers to develop new programs and projects.

The Community Development Planner/CDBG Administrator is also responsible for overall management and coordination of activities and services outlined within the annual Action Plan. The Community Development Planner/CDBG Administrator will oversee all CDBG contracts and monitor all CDBG funded activities, working with City Departments, boards and commissions (Department of Public Works, Parks and Recreation, Council on Aging, Housing Partnership, Downtown Committee), City Hall staff (Conservation/Land Use Planner, Economic Development Coordinator, Assessor's Office) and with community based development organizations, nonprofit and for-profit housing developers, and community nonprofit public services and anti-poverty organizations.

The Mayor has proposed re-organizing the institutional structure of CDBG into the Office of Community and Economic Development, which will include a Director of Community and Economic Development, the Housing and Community Development Senior Planner, the Community Development Planner/CDBG Administrator, and the CDBG/SHP Administrative Assistant. Under this structure, the Community Development Planner/CDBG Administrator will maintain all of the same duties and responsibilities that are outlined above, but not within the Office of Planning and Development. The proposed Office of Community and Economic Development is presently being reviewed by the City Council, which will need to approve this structural change.

Barriers to Affordable Housing

The City does not knowingly have policies or procedures in place that discourage or prevent the development of affordable housing. However in 2009-2010, this area will be investigated more fully.

This past year, the Northampton Housing Partnership successfully applied for local Community Preservation Act funding to conduct a Housing Needs Assessment and Strategic Plan. The consultant has been selected and work will begin in early May 2009. The plan will be completed by April of 2010. This work will provide the City with a housing strategy from which future CDBG and CPA housing activity expenditures will be directed. The plan will provide the City with estimates of current and anticipated housing needs, specifically for low and moderate income residents for 5 - 10 years and meet the requirements of a Housing Production Plan for submission to the State.

The consultant, through stakeholder forums and targeted interviews, will undertake an analysis of possible barriers that may be impeding the development of affordable housing. The consultant will examine the local zoning ordinance with regard to land use, density, incentive bonuses and as of right capability for affordable housing development. The analysis will specify action steps needed to remove any obstacles identified. Despite the fact that the City's subsidized inventory stands at 11.3%, the Partnership recognizes that with the continued addition of market rate units and the gradual erosion of subsidized inventory, this ratio may be endangered.

Currently, the local zoning ordinance does not set any standards that would be in excess of building code requirements relative to minimum building sizes, nor are there local impact fees. Permitting fees for affordable housing projects are waived. Accessory apartments are allowed by right in all zoning districts. The following zoning actions will be re-examined to identify additional areas where affordable housing development obstacles can be removed.

Adopted Incentive Zoning Provisions to Increase Housing Density:

Zoning Provisions	Adopted	Increased Density
Residential Incentive Overlay (5.2 & 11.10) density bonus for affordable housing	7/7/88 & 10/6/94	0 to 500%
Cluster Development (5.2 & 11.4) density bonus for cluster with open space and small lots	10/12/91, 12/18/92 & 10/6/94	0 to 100%

Cluster Development (5.2 & 11.4) density bonus for cluster affordable housing	10/6/94	10 to 15%
Planned Unit Development (5.2 & 11.4) density bonus for PUD's	12/17/92, 6/16/93, 10/6/94, & 3/26/96	0 to 100%
Planned Village Overlay (5.2 & 11.4 & 18.0) density bonus for village center	10/6/94	0 to 100%
----- - -----	----- -----	----- -----
Increased Density in URA Zone (6.2)	6/18/01	-----
----- - -----	----- -----	----- -----
Decreased size required for PUD and cluster development (11.4 and 11.5)	6/18/01	-----
----- - -----	----- -----	----- -----
Removed maximum building coverage/ increasing density (5.2)	6/18/01	-----
----- - -----	----- -----	----- -----
Increased size of accessory apartments (11.9)		

Adopted As of Right Zoning/Land Use Regulations

Zoning Provision	Adopted
Two family by-right in two residential districts (5.2)	2/18/92
Three family by-right in one residential district (5.2)	2/18/92
Accessory Apartments by-right all residential and neighborhood business districts (5.2)	2/18/92 & 3/20/97
Allow Detached accessory apts. by special permit	6/18/01
Co-housing allowed in any	10/6/94

cluster/requires special permit	
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Adopted zoning provisions authorizing:

Zoning Provision	Adopted
Live Work units (5.2)	5/21/98
Expanded area allowed for units	6/18/01
Dormitories (5.2)	7/22/75
Commercial/Residential mixed use (5.2)	7/22/75, 6/15/89, 3/21/96
Assisted living facilities (5.2)	10/6/94

In addition to undertaking the Needs Assessment and Strategic Plan, the City will take the following actions:

- Continued oversight of city's CDBG program
- Continued administration of the McKinney Supportive Housing Program for the Three County Continuum of Care
- State Hospital Development/ Work with the Northampton Housing Authority to create 10 units of affordable housing for clients of the Department of Mental Retardation
- Planning and oversight of redevelopment of the Northampton State Hospital which has added 100 units of additional residential housing to the original master plan. Some units to be targeted as work force housing, serving 80 – 120% of area median income.

Homeless and Other Special Needs Activities

Homeless

The City consistently supports homeless prevention activities within its annual Action Plan. The following activities are to be undertaken during CDBG Program Year 26 and include either a homeless prevention component or are direct services to be provided to homeless persons. A more detailed description of these programs is included within Section IV - Description of Activities to be Undertaken (pages 20-21).

Center for Human Development- SRO Outreach Program	\$ 18,000
Service Net Inc.– Grove Street Inn Staffing	\$ 17,000
Service Net Inc.– Hampshire Interfaith Cot Shelter Staffing	\$ 15,355
Manna Soup Kitchen	\$ 2,500
Survival Center- Emergency Food Pantry	\$ 15,000
Community Action First Call for Help	\$ 3,000
MA Fair Housing Center- Fair Housing Program	\$ 2,500

Emergency Shelter

The City supports emergency shelter for homeless persons through awards to ServiceNet, Inc. for staffing costs at the Grove Street Inn and the Hampshire County Interfaith winter shelter.

Grove Street Inn

CDBG Year 22	\$ 17,000
CDBG Year 23	\$ 17,000
CDBG Year 24	\$ 18,500
CDBG Year 25	\$ 17,000
CDBG Year 26	\$ 17,000

Hampshire County Interfaith Shelter

CDBG Year 22	\$ 15,000
CDBG Year 23	\$ 15,000
CDBG Year 24	\$ 16,500
CDBG Year 25	\$ 15,355
CDBG Year 26	\$ 15,355

Grove Street Inn

Beginning July 1, 2008 the Grove Street Inn closed from 8:30 a.m. to 4:30 p.m. on weekdays. This step was taken as a result of a budget shortfall and will remain in place for the coming year. Clients have been directed to the Drop-In Center at 43 Center Street in Northampton for case management services such as job and housing search. The Drop-In Center increased its hours and the closing of Grove during the day has not proven to be problematic. The Grove Street Inn will continue to provide 24/7 housing for persons identified as having "special needs", should that be necessary.

The Office of Planning and Development will be putting forth an application to the Community Preservation Committee to undertake rehabilitation activities at the Grove Street Inn. The shelter is a City owned building in need of new windows, renovation of three bathrooms, exterior painting and porch repair. Work will be carried out this fall and winter, with completion by the end of the calendar year.

Other Housing Activities

The Community Preservation Act, adopted in October of 2006 has approved the following housing projects that will begin implementation this year:

Alliance for Sober Living: Community Housing (\$39,617)

For replacement and shoring of structural framing of the main beam, floor beams, and foundation walls.

Habitat for Humanity: Community Housing (\$120,000)

For the infrastructure costs for six affordable homes to be built on Garfield Avenue.

HAP: Community Housing (\$26,627)

For support of housing and stabilization for previously homeless families in the community.

Housing First: Community Housing (\$220,000)

For the acquisition of a house in Northampton to provide up to six units of permanent supported housing for chronically homeless individuals.

Housing Partnership: Community Housing (\$35,000)

For the development of a housing needs assessment strategic plan.

Service Net: Community Housing (\$8,824)

For the installation of a new fire alarm system at the Grove Street Inn.

Valley CDC: Community Housing (\$250,000)

For the preservation of eleven single-room occupancy units on Maple Street.

Valley CDC: Community Housing (\$225,000)

For the creation of eight new “enhanced” single room occupancy units on King Street.

Valley CDC: Community Housing (\$26,161)

For outreach, marketing, counseling, and assistance for the first time homebuyer program in the City of Northampton.

Valley CDC: Community Housing (\$10,000)

For the establishment of a pre-development fund to assist community housing projects.

Supportive Housing Activities

The following housing service activities support the City’s low and moderate-income population as well as some of the special needs populations within the

City. A more detailed explanation of these activities is included in Section IV-Description of Activities to be Undertaken (pages 20-21).

Center for Human Development - SRO Outreach Program	\$ 18,000
Manna Soup Kitchen	\$ 2,500
Council on Aging Home Repair Program	\$ 50,000
Valley CDC Housing Programs	\$ 20,000

Ongoing City Commitment to Housing and Homelessness

Over the next 9 months the Northampton Housing Partnership will be working with the consultant to create the Housing Needs Assessment and Strategic Plan.

The Next Step Collaborative will continue to meet to address homelessness in Northampton. This group of housing and homeless service providers has met monthly since 1994, to coordinate the local service delivery system, identify gaps and secure needed resources to assist homeless families and individuals.

The City will continue to be the lead agent for the Three County Continuum of Care that oversees a regional consortium to address homelessness in Franklin, Hampshire and Hampden counties. The City's Housing and Community Development Senior Planner works 2 days each week administering the Continuum grant (since 1997). The average annual award is \$1,300,000, providing funding to 8-12 area agencies, and more than \$13 million has been secured for the region through this collaborative effort.

Regional Homelessness Activity

The City of Northampton's Housing Planner participates in regional planning efforts in a variety of venues. The Western Massachusetts Inter-Agency Council, which mirrors the composition of the Federal and State bodies, meets monthly. The Housing Planner represents the Three County Continuum of Care and joins representatives of the State agencies involved in addressing homelessness, as well as the City of Springfield and Berkshire County Continuums of Care.

Through that entity, Western Massachusetts applied for and received a million dollar grant award from the State Inter-Agency Council on Housing and Homelessness to establish a Regional Coordinating Network to guide all regional planning. The grant award will be made in May of 2009 and run for 18 months. The Regional Coordinating Network will have a director and a data analyst and will oversee the issuance of Requests for Proposals for pilot projects to address family and individual homelessness. A Leadership Council has been formed to oversee that project. The Housing Planner is a member of the Leadership Council and the hiring committee for the Network staffing. A grant has been received from the Western Massachusetts Community Foundation to cover costs

for that staff involvement as well as continued implementation activity for the Pioneer Valley's 10 Year Plan to End Homelessness, completed last year.

Underserved Needs

The construction of a full service senior center will be completed in June 2007. This project will address a major underserved need that was first identified by the City in the May 2000 CDBG Consolidated Plan.

The City also meets underserved needs through public service activities that serve alienated youth, the City's SRO residents, and immigrants and refugees through the award of funds for language skill development.

Activities serving "underserved needs" are noted within Section IV-Description of Program Year 26 Funding Activities.

Lead Paint Unit Estimate

According to the US Census Northampton contains 5,681 owner occupied units and 5,742 rental units. Of these rental units approximately 1,071 are free of lead paint hazards and are occupied by low / mod income households. These include the City's public housing inventory (612 units) and the two Section 236 housing developments (459 units).

The City has assumed that of the remaining rental units (4,671 units), 80% were constructed prior to 1974 and contain lead paint (3,736 units). Of this number it is estimated that 33% are occupied by low / mod income households for a total rental unit number of 1,270. The City also estimates that there are up to 100 owner occupied low/mod income units containing lead paint for a total unit estimate of approximately 1,370.

Lead paint abatement has been identified as a low priority need for block grant resources. Abatement will be considered for units that are part of other affordable housing activities, or on a case by case basis through agencies in the City that have previously managed CDBG-funded housing rehabilitation programs. The City will also provide information in accessing other resources, such as the Massachusetts Housing Finance Agency "Get the Lead Out" program.

Impediments to Fair Housing

The Office of Planning and Development, through the Mass Fair Housing Center, completed the revision and updating of the Impediments to Fair Housing Analysis, which addresses housing discrimination issues, and removing barriers to accessing affordable housing. The analysis was completed in June 2006.

The following issues and goals remain relevant:

- Lack of bilingual real estate staff to assist non-English speakers
- Reluctance of tenants and rental housing applicants to file complaints
- Lack of knowledge regarding fair housing laws (both landlords and tenants)

In order to address these issues the City provides training, conducts outreach, and makes information and assistance available to tenants, landlords and real estate agents. These services are provided within the City by the MA Fair Housing Center. Through engagement and education with city tenants, landlords, and real estate companies, the City's long term goal is to ensure equal housing access in all Northampton neighborhoods, prevent segregation and all forms of discrimination.

Monitoring Plan

The Community Development Planner/CDBG Administrator will prepare contracts for and monitor CDBG funded activities with City Departments, boards and commissions, community-based development organizations, and nonprofit and for-profit organizations.

The outline of each monitoring visit is as follows:

- Notification Letter (copy in Appendix C)
- On-site monitoring visit and interview with program/activity personnel
- Review of program/activity documentation and financial records with subrecipient personnel using City of Northampton Subrecipient Monitoring Review Form (copy in Appendix C),
- Monitoring Follow Up Letter (if required)

Monitoring visits are undertaken regularly with a focus on assisting the subrecipient to build capacity; better reach their program goals and target population within the City; achieve improved compliance with CDBG regulations and requirements; and provide an opportunity for the subrecipient to receive additional technical assistance from City CDBG staff. Monitoring of visits were completed on five CDBG funded programs over the months of January and February 2009, with five additional monitoring visits planned over the Summer months of June and July.

In addition, CDBG subrecipients receive a desk review every three months when they submit their quarterly reports to the Community Development section of the Office of Planning and Development.

Affordable Housing Monitoring

The Community Development Planner/CDBG Administrator has prepared an affordable housing monitoring matrix (copy in Appendix D) for all affordable housing projects funded with block grant resources over the past 20 years. The City completes “desk monitoring reviews” of all projects *at least* every three years and “on site monitoring reviews” of all projects *at least* every seven years. Monitoring includes ensuring affordable housing units are occupied by income eligible households, and that affordable rents are in place in the case of assisted rental units.

Expenditure Timeliness Monitoring

The City has maintained a good track record towards meeting CDBG expenditure timeliness requirements. In some instances funds committed to an activity but not under contract have been carried over in successive years due to external factors beyond the control of the Planning and Development Office. If these projects and activities effect CDBG timeliness requirements, the City will re-program those funds to projects that are better prepared to move forward.

Consolidated Plan Goals and Objectives Monitoring

The City will monitor its performance in meeting the goals and objectives outlined in the City’s Consolidated Plan as follows:

- Outlining how CDBG funded activities address the goals and objectives identified within the five year Consolidated Plan
- Reporting progress in meeting identified benchmarks as part of preparing the CAPER
- Evaluation of priority needs annually as part of preparing the annual CDBG Action Plan.
- Reviewing sub recipients/projects with ongoing obligations under CDBG regulations, such as housing rehabilitation for Seniors

CDBG Contact Person

Questions regarding the City’s Year 26 Action Plan may be directed to the following.

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Section V References are in ***Appendix C:***

DHCD NSP Foreclosures Spreadsheet

Realtor Association Pioneer Valley- Comparison First Quarter 2008–2009 Single
Family Sales Report

City of Northampton CDBG Monitoring Form and notification letter

City of Northampton Affordable Housing Monitoring Matrix